072.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,253,500 / 1,253,500
					USE VALUE:	1,253,500 / 1,253,500
					ASSESSED:	1,253,500 / 1,253,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RYE STEPHEN
Owner 2:	HEALY CHRISTINE
Owner 3:	
Street 1:	24 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NORTHEAST PROPERTIES & -
Owner 2:	DEVELOPMENT LLC -
Street 1:	637 BOSTON AVE
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 7,052 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 3557 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7052.000	810,700	700	442,100	1,253,500
Total Card	0.162	810,700	700	442,100	1,253,500
Total Parcel	0.162	810,700	700	442,100	1,253,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.40 | /Parcel: 352.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45490
GIS Ref:
GIS Ref:
Insp Date: 06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	810,700	700	7,052.	442,100	1,253,500	1,253,500	Year End Roll	12/18/2019
2019	101	FV	389,800	700	7,052.	410,500	801,000	801,000	Year End Roll	1/3/2019
2018	101	FV	184,800	0	11,130.	490,000	674,800	674,800	Year End Roll	12/20/2017
2017	101	FV	184,800	0	11,130.	429,700	614,500	614,500	Year End Roll	1/3/2017
2016	101	FV	184,800	0	11,130.	392,000	576,800	576,800	Year End	1/4/2016
2015	101	FV	169,000	0	11,130.	346,800	515,800	515,800	Year End Roll	12/11/2014
2014	101	FV	169,000	0	11,130.	327,900	496,900	496,900	Year End Roll	12/16/2013
2013	101	FV	169,000	0	11,130.	312,100	481,100	481,100		12/13/2012

!6067!

PRINT

Date	Time
12/10/20	20:52:51

LAST REV

Date	Time
06/05/19	14:09:28

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORTHEAST PROPE	71913-74	1	11/20/2018		1,369,000	No	No		
29-33 COLUMBIA	70047-283		10/6/2017	Change>Sale	668,000	No	No		
PICARDI RALPH /	69581-337		7/11/2017	Sub Sale	658,000	No	No		
PICARDI RALPH G	53429-473		8/24/2009	Family	10	No	No		
PICARDI RALPH G	34979-533		3/1/2002	Family	10	No	No		
	15595-475		5/1/1984		99,900	No	No		Y

USER DEFINED

Prior Id # 1:	45490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2018	353	Heat App	15,500	C				
2/23/2018	197	New Buil	339,000	O				
2/12/2018	155	Foundati	20,000	C				
11/7/2017	1473	Demoliti	10,500	C				
10/23/2017	1402	Foundati	20,000	O				
4/8/2015	304	Redo Kit	10,000					Replace kitchen ca
8/14/2003	682	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Measured	DGM	D Mann
6/12/2018	Permit Visit	DGM	D Mann
4/9/2018	Permit Visit	DGM	D Mann
4/9/2018	Info Fm Plan	DGM	D Mann
5/27/2015	Permit Insp	PC	PHIL C
3/19/2009	Meas/Inspect	372	PATRIOT
2/26/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7052		Sq. Ft.	Site		0	70.	0.90	12									442,094						442,100	

Total AC/HA: 0.16189 | Total SF/SM: 7052 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 442,094 | Spl Credit | Total: 442,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94519258
Const Adj.:	0.99989998
Adj $ / SQ:	118.137
Other Features:	91247
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	818880
Depreciation:	8189
Depreciated Total:	810691

COMMENTS

adj sq ft from 11130 to 7052 per plan # 906 of 2017.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

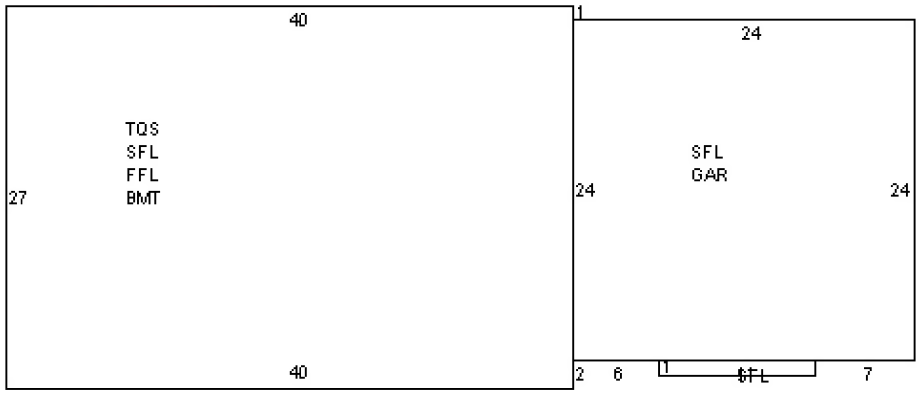
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.48
Special Features:	0	Val/Su Net:	155.52
Final Total:	810700	Val/Su SzAd	227.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,667	118.140	196,935
BMT	Basement	1,080	35.440	38,276
FFL	First Floor	1,080	118.140	127,588
TQS	3/4 Story	810	118.140	95,691
GAR	Garage	576	19.340	11,139

Net Sketched Area:	5,213	Total:	469,629
Size Ad	3557	Gross Are	5483	FinArea	3557
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12x15	A	AV	2018	4.33	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700